

## **ORDINANCE 2014-40**

**TO BE ENTITLED "AN ORDINANCE TO REZONE  $\pm 4.89$  ACRES FROM SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 0/0) TO GENERAL COMMERCIAL DISTRICT (GC) FOR THE PROPERTY LOCATED AT 1214 LIBERTY PIKE."**

**WHEREAS**, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

**WHEREAS**, the proposed GC zone would remove the current split zoning condition on the property in question.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development-Variety District (SD-X) to General Commercial District (GC):

BEING THE EASTERNLY PORTION OF A TRACT OR PARCEL OF LAND known as Lot 3 OF the Final plat of Duke Properties, recorded at Plat Book 56 page 2 in the register's office of Williamson County Tennessee. R.O.W.C. and as situated in the Eighth Civil District of Williamson County, Tennessee. This parcel also being more particularly bounded and described as follows:

BEGINNING AT the northeast corner of Lot 3 of the Final Plat of Duke Properties (PB 56 page 2), of which this is a part, and the northwest corner of Lot 1 of the original Waterford Subdivision Final Plat (PB 55 page 28) R.O.W.C. Thence leaving said lot 1 and with the north line of the aforesaid Lot 3, North  $83^{\circ}00'45''$  West, a distance of 180.30 feet to a point; Thence Leaving the north line of the Duke properties Lot 3 and running through the parcel the following two (2) courses; (1) South  $06^{\circ}59'19''$  East, a distance of 415.06 feet; Thence (2) South  $00^{\circ}16'25''$  West, a distance of 999.72 feet to a point on the north right of way of Liberty Pike/Carothers Roadway Intersection and the south line of the aforesaid Duke Properties Parcel of which this is a part; Thence with said north right of way line and Duke Properties Parcel South  $72^{\circ}04'57''$  East, a distance of 78.85 feet to the southeast corner of said Lot 3 and the southwest corner of the aforesaid Lot 1; Thence leaving the north right of way line of Liberty Pike and with 5 lines of the common boundary of said lots 1 and 3; Thence (1) North  $18^{\circ}10'10''$  East, a distance of 390.62 feet to a point; Thence (2) North  $71^{\circ}05'56''$  West, a distance of 37.21 to a point marking the beginning of a curve concave to the south having a radius of 1400.00 feet and a central angle of  $2^{\circ}01'57''$  and being subtended by a chord which bears North  $72^{\circ}06'55''$  West 49.66 feet; thence (3) easterly along said curve, a distance of 49.66 feet to a point; thence (4) North  $09^{\circ}03'41''$  East, a distance of 371.89 feet to a point; thence (5)

North 03°30'15" West, a distance of 649.53 feet to the beginning.

And containing 4.886 acres of land more or less.

Also being the same land designated as Lot 3 on the Final Plat of Waterford as recorded in Plat Book 55 page 28 in the Register's Office of Williamson County.

Zoning Reference Number: 14-06:

Map-Group-Parcel	Acres
079G-A00400	±4.89
TOTAL	±4.89

SECTION II: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING: